

# NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 13 June 2023, 8pm in the Family Room,  
Methodist Church, Oaklands Gate

**Present:** Tony Ellis, Sue Mansfield, Hoda Lacey, Ros Plume, Peter Lansdown, Paul Barker, Amir Lakha, Jan Harding, Miles Gillman, Trevor Sherling, Rajen Shah

**1 Apologies for Absence:** Valerie Mellor, Philip Green, Andrew Egan, Vijay Kotecha

**2. Minutes of 9 May Meeting**  
were approved

**3. Matters Arising:**

Chris Duffy has agreed to act again as the NRA's legal adviser and give us advice on Save our Northwood and its funds. He is now investigating options.

**4. Correspondence**

*From RP:*

- Email from a resident requesting advice with problems between neighbours. TE responded.
- Email from a pupil at St Helen's School. *"I am interested in volunteering to improve the environmental state of Northwood. This can be done through the likes of litter picking etc. Please could you respond with information about how this can be done."* I believe this may be a response following TE's visit to the school last month. I gave her details of Friends of Northwood Recreation Ground and promised that we would discuss it at the next exec meeting. Any ideas?

HL commented that St Helen's are already organising a once-a-week community day. TE will give RP the contact details for a St Helen's teacher he had contact with. HL to send her St Helen's contact info to RP.

HL  
TE

**5. Former Police Station**

Nothing new.

TS

**6. TfL Development**

No further information.

**7. MVH Cancer Centre**

This is not included in the government's £50bn funding plan. They are in partnership with UCLH to run it and hopefully redevelop it.

**8. Pop-up events**

**September event.** Agreed to have an event on Saturday 16th September from 11am to 1pm. RP to invite Northwood Lions

RP

**9. Subcommittee Reports**

**9a Membership**

JH and VK to look at how finance data can be entered without leaving 1500 entries as the task of one person. PB was thanked for all his work on the new system.

Sequence of some columns on the database to be changed by VK

JH  
VK

**9b Finance**

JH was congratulated on her first report.

**9c Woods and Open Spaces**

MG will write to David Simmonds MP to clarify the status of a patch of land used by HS2 development, which should be returned to greenfield status after the development.

MG

The cows are not back on Poor's Field. It is being left fallow for a year to recover from over grazing last year in the drought.

#### **9d Planning**

Today's meeting of the Planning Committee did not approve the proposal to convert 3 shops to 2 in Green Lane.

#### **9e Business membership**

No further information.

#### **9f Police**

TE has written to Cllr Ian Edwards about the ridiculous situation for John Usher, and suggested we should tell the Metropolitan Police what policing we want.

It was agreed to pay incidental expenses for Business Watch and Neighbourhood Watch as they request it. Now £90 payment to Business Watch was approved for signs on lampposts. Business Watch has a WhatsApp group administered by Jennifer O'Dwyer.

#### **9g Traffic and Highways**

No further information.

#### **9h Communications.**

*From RP*

##### **IT.**

Rajen has helped PG with his NRA email account to both send and receive, he will be helping HL shortly. Hopefully, he will be able to help all committee members to use their NRA emails correctly in due course. I plan to show Rajen the workings of the Krystal Hosting control panel so that he can become an administrator and take over some of my current workload.

##### **Website.**

- 1234 sessions made by 980 users during May.
- Posted on website since last report:
  - Police community engagements for June
  - Various forthcoming local events

A disappointing month as far as news items is concerned. I shall be reminding contributors to send us their news for both the website and the newsletter.

**Press.** I visited Darius Morgan of My Northwood News to introduce him to the NRA at his surgery in Costa Coffee.

RP asked for input as to what councillors and our MP should be asked to write about in the newsletter.

#### **9i Health**

The Mount Vernon Urgent Care facility had its answering service cut off for a time recently, not meeting its advertised response time. This was due to a telephone system fault at the hospital.

#### **9j Environment**

No further information

#### **10 AOB**

- JH needs help from RS on setting up email
- If the Ward Fund does not pay for defibrillator costs, NRA should discuss at the next meeting. Costs for already made expenditure – two sets of pads for £120 each could be paid.
- A High Street resident's dog problem has been referred to Cllr Lewis
- No reply has been received to the email sent to Cllr Lewis about the Grange

**JH  
RS**

The meeting ended at 21.30 Next Meeting: Tuesday 11 July, 2023

## **Appendix: REPORTS**

### **CRS Report**

Many thanks to Jan Harding, who has joined the NRA Committee, and is enthusiastically taking on her role and already asking me some (pertinent) searching questions.

She has introduced herself to Sharmans Chemist management and started collecting subs envelopes and entering details in mmjo, whilst advising me of her actions.

Many thanks also to Vijay Kotecha (and congratulations on passing his exams) who now is devoting a lot of time to setting up our new membership-reporting database (mmjo) appropriately for our needs, alongside his role of Membership Secretary – entering new or updated data as advised by our members.

- key is setting up directories to allow RSs (and ARSs) to see (and print) necessary data about the state of members subs payment etc for each of their respective “patches”.
- this is in final testing before being advised to RSs and ARSs.

The intention is to issue instructions on the above, along with concise documents explaining the duties of CRS, Treasurer, MemSec, ARSs and RSs in gathering outstanding subs and recording (or correcting) membership data before the Summer Newsletter is available for distribution late July.

Paul Barker  
CRS and DPO

## **Traffic**

### **Northwood Traffic Survey**

I have sent a copy of all relevant information over the last six years to both Ian Edwards and Henry Higgins. Replies are awaited.

### **Northwood College Traffic**

A new resident has recently moved into a property close to Northwood College and has contacted me concerning the local traffic problems at the start and end of each school day. I have assured him that the NRA have been aware of this for many years and have struggled to find an agreed solution.

*Peter Lansdown*  
[traffichighways@northwoodresidents.co.uk](mailto:traffichighways@northwoodresidents.co.uk)

# Health Report

## **1.1 Webinar on Elective Orthopaedic Centre - 20 June 2023**

The proposal to bring together most routine inpatient orthopaedic surgery in North West London in a new centre of excellence at Central Middlesex Hospital has been given the go-ahead by NHS North West London. This follows a 13-week public consultation involving almost 2,000 people.

You are invited to an introductory webinar where more details will be provided about working groups and opportunities for patient/public engagement.

**This webinar will be held on Tuesday 20 June from 5.30pm – 7pm.**

**The new Orthopaedic Centre opening is expected in November 2023.**

## **Hillingdon Hospital**

The New Hospitals Programme will be backed by £20bn of investment to 2030 - Announcement from the Government.

It confirmed a continued commitment to schemes previously announced as part of the programme – including Hillingdon.

They therefore remain on track to deliver the new Hillingdon Hospital for the patients, staff and local people by 2030.

Their vision is to provide a state-of-the-art hospital for the residents of Hillingdon, and beyond, which supports the very best in the delivery of healthcare. The new Hillingdon Hospital will be a digitally enhanced building which is sustainable and fit for the future. It will provide the same range of services as now, but with improvements made possible by modern, purpose-built facilities.

To look at the plans and have your say visit [thh.nhs.uk/redevelopment](https://thh.nhs.uk/redevelopment).

## **1.2 Industrial action: 14-17 June 2023**

The British Medical Association (BMA) has announced that junior doctors will take part in strike action from 7am on Wednesday 14 June until 7am on Saturday 17 June 2023.

## **1.3 North West London health and care strategy published**

North West London has now published a first draft of the health and care strategy for North West London. The strategy looks to set out plans for services across the eight boroughs.

<https://www.nwlondonicb.nhs.uk/about-us/nw-london-health-and-care-strategy>

## Business Report

New members:

Marjans Café (formerly Village Express) has joined and will hopefully have their new signage up within 2 weeks. I am also awaiting all their details.

Cook has re-joined after I appealed directly to the owner of local franchises

Other renewals have slowed but a few are coming in.

I spoke with the manager at Cancer Research shop regarding the new planning application. She suggested that her lease will be fine for 5 years but that the upstairs flats will be redeveloped. She also indicated that head office deal with all matters and she doesn't know too much. One of her colleagues who rents an upstairs flat is concerned. Perhaps Trevor can update me/us about this matter. See note below after Henry meeting

Defibrillator: I emailed both Guida at Northwood Piazza and Jennifer at Three Wishes and although they didn't reply I sought them out. Without having it in writing officially it appears that a set of pads for use are £120.00. Jennifer was upset that at a recent wake someone attending needed to be helped with the defibrillator but the family refused to pay the cost of £120.00 which Jennifer is unable to recover. It also appears that it cannot be used for children without another piece of kit. I am suggesting we consider donating £500.00 towards the upkeep and use of the machine although how exactly we monitor the spend needs to be discussed and approved by the Treasurer. Or perhaps the cost should be Hillingdon council's responsibility. See my note below about Cllr Higgins. Perhaps we can approve/decline the spend but suspend its implementation until Cllr Higgins responds.

I have contributed to a request for information from Hoda and Keith regarding Business Watch and Pub Watch.

Rajen met me and helped set up (I hope) the Business@ email on my computer although I am still experiencing some problem with it on my phone and lap top. I hope to work them out once time allows. Thank you Rajen.

This morning (Saturday) I met with Cllr Henry Higgins.

He agreed to attend a meeting of business owners/ representatives if we can get a venue and people to attend. I will be working on this.

I asked him about the development of Cancer Research, Café MiCasa and Parker and Hammond site and I understand it has been put up to be refused at Tuesdays planning meeting. He did ask if Trevor or some other person will be at the hearing this coming Tuesday.

We discussed planning decisions in a wider context. We discussed the Green Lane car park issues including anti-social behaviour, illegal trading and the cost of parking. No results but he took on board my comments. ULEZ of course came into the conversation as well.

I have asked him to find the required money for the upkeep and reimbursement of the defibrillator and he has asked me to write to him. It would be best if Jennifer at Three Wishes did it so I will ask her. They have a substantial ward budget surplus so this type of request should be made. This therefore impacts my request for £500 from the NRA. See above

## **Environment Report**

Raised manhole cover outside Julie Holliday's Hairdressing shop was photographed and then reported in April using the Council report-it website facility.

Just recently the council asked for these photographs to be re-sent, and therefore I can only assume no action has been taken.

Under the "report it" Hillingdon Council online scheme it is frequently difficult and time consuming to report an item raised by a NRA Member, particularly if a picture is to be included in the incident report as not all of the standard report categories allow image attachment. It was so much simpler & faster to email [contactcentre1@hillingsdon.gov.uk](mailto:contactcentre1@hillingsdon.gov.uk) with an issue.

Travelling up Rickmansworth Road towards Mount Vernon Hp time after time there is traffic blockage as a result of functions taking place at The Grange where there is inadequate on-site parking. It becomes dangerous when their attending guests park on the opposite side of the road to The Grange for a length of 6 cars or more, or if parking on both sides of the road occurs. When roadside parking reaches 15 to 20 cars outside this event premises traffic mayhem results with traffic reduced to single lane driving – cars, buses, ambulances & lorries are all affected. How often does this have to be mentioned before action to reduce the allowed numbers attending The Grange to be set at a low figure, or for the Council to insist that The Grange gives over more of its land to car parking facilities? Is anyone listening?

Andrew Egan

## **Woods and Open Spaces Report**

### **Ongoing monitoring of HS2 Land adjacent to Bayhurst Woods**

The Ruislip Woods Trust were advised that the Secretary of State who were the leaseholders of the land had served a lease break notice on the London Borough of Hillingdon and that all the land except for the parcel next to Bayhurst Woods would be returned to the freeholder LBH with vacant possession in April 2023. Since February 2023 we have written several times to the cabinet member for Green Spaces at LBH to enquire whether this land will remain as Green Belt and that should any land management take place that this will be aligned with the objectives of the Colne Valley Regional Park to positively enhance the beneficial use of the Green Belt. We have not yet received a reply to that question.

### **St Johns Litter-pick**

190 boys, families and staff from St. John's School, Northwood joined the pick this year. It was a true community event with the Mayor of Hillingdon opening the proceedings.

### **Bat Walk**

A guided bat walk was conducted through the woods last week from the new Woodland Center. Thirty people attended using the newly acquired Bat-detectors.

### **Boards**

A regular drip feed of posters for Northwood events are going up.

Miles Gillman

# Police Report

## Overview:

John Usher is ready to come back to work. During his sick leave some aspect of his training has expired and he cannot return till he has completed the training. So far, there are no training vacancies available. I have written to our sergeant, Gareth Blackburn, to express our concern. He is unable to do anything.

We have Gareth, Manni Sohal, and Mike Fowler covering our ward. John is in the Ruislip office. Mike is dividing his time between Northwood duties and his college attendance. We are woefully understaffed.

## Recent Activities:

- I attended the Safer Neighbourhood Board meeting in Uxbridge with Keith Weston and Kevin Mepham (HNHW) on 6 June. We had 3 senior officers in attendance:

Anthony Bennett, Hillingdon Superintendent, Ben Wright, Chief Inspector and James McGahan, Inspector.

Quarterly crime stats were presented and our dissatisfaction with current policing expressed.

I invited Anthony Bennet and Ben Wright to come to our September meeting and I will send them a formal written invitation.

- I met with Ed Walter (deputy head) and Jo Brew ( Geography teacher) from St. Helen's re joining a School Watch project. They were most receptive. They invited me to address their students on the workings of the NPWP. Councillor Colleen Sullivan has also asked for a meeting to discuss her interest in a similar project.
- I also met with Darius of My Northwood News. We covered Business Watch. Once again, I told him that I never receive the printed publication despite their assurances that they would make sure I was on the database. They have been sending it to me by snail mail. Thanks to Ros for alerting me when a reporter is at Costa.
- Keith and I also met separately with Tony to update him and also request guidance on various matters. A good outcome was achieved.
- I am in contact with Cllr. Peter Smallwood who is keen to help found a body of Hillingdon Police Ward Panel Chairs. I suggested this last year as it appears to us that not all panels are functioning effectively, if at all.
- Peter also suggests that the name "Police Ward Panel" does not attract any interest. We may, at some point, suggest changing the name. All chairs I have spoken to complain of dearth of volunteers. I advised the Met police officers in attendance, that I thought we were doing a lot of work for absolutely no appreciation and not even a grant for meeting venues, expenses or any small initiatives.

Without some financial assistance (a drop in the ocean) we cannot do enough to improve our local PR and attract the right calibre of volunteers. Tony has offered to request funding from our ward allowance.

## School Watch:

I have mentioned my interest previously to Sgt. Allyson Easton who is a Hillingdon schools liaison officer. I have written to her to request a meeting to take this initiative forward. Unfortunately, the designated schools liaison person from the NPWP cannot fulfil her role and I have been dealing with this instead.

## Northwood Business Watch

I will send these reports separately.

## NPWP Meeting

This will take place on 21 June. I will update you further then.

These figures should be available at our next meeting. In the meantime, pls ensure you are all subscribed to the OWL app on your smart phones.

HL

## NRA / LBH Northwood Ward Planning Report : June 2023

### Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
26 <sup>th</sup> April 2023	12-18 Whittles Yard Rear Of HALLOWELL ROAD NORTHWOOD	Details Pursuant to Condition 3 (external finishes) of planning reference 77095/APP/2023/424 dated 25/04/2023 for the Insertion of new windows and doors into existing opening of the workshop buildings	
2 <sup>nd</sup> May 2023	19 ELGOOD AVENUE NORTHWOOD	Erection of single storey extensions to rear and side (Application for a Certificate of Lawful Development for a Proposed Development)	
15 <sup>th</sup> May 2023	25 LINKSWAY NORTHWOOD	Details pursuant to the discharge of Conditions 3 (materials and external surfaces), 4 (demolition and construction management plan), 5 (Basement Impact Assessment), 6 (sustainable water management scheme) & 7 (step free access) of planning permission ref.38787/APP/2021/1713, dated 06-12-2021 (Demolition of the existing building and the erection of a 2 storey, 7 bedroom detached dwellinghouse, including the excavation of a basement to provide habitable space and a sunken squash court with associated works)	
18 <sup>th</sup> May 2023	NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD NORTHWOOD	Installation of solar PV panels (Application under Class J, Part 14, Schedule 2 of the General Permitted Development (England) Order 2015 (as amended)).	
10 <sup>th</sup> May 2023	19 GATEWAY CLOSE NORTHWOOD	Erection of a single storey side and rear extension, partial conversion of garage to habitable space and changes to fenestrations	
11 <sup>th</sup> May 2023	3 SHERBORNE PLACE NORTHWOOD	Erection of a single storey side extension to existing garage	
10 <sup>th</sup> May 2023	2 BIRKEN MEWS NORTHWOOD	Erection of a two storey rear extension and a first floor side extension. Conversion of roofspace to habitable use to include 12no. rooflights to front and rear and raising of the ridge height. Changes to fenestrations, formation of new gable roof over existing garage and parapet roof to be formed to rear existing single storey rear extension.	
16 <sup>th</sup> May 2023	4 MOOR PARK ROAD NORTHWOOD	Erection of part two storey and single storey extension to the rear. Conversion of integral garage to habitable accommodation. Conversion of roof space to habitable use to include 2 rear dormers with 1 juliette balcony, 3 front roof lights.	
16 <sup>th</sup> May 2023	4 MOOR PARK ROAD NORTHWOOD	Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)	
15 <sup>th</sup> May 2023	5 SHEFTON RISE NORTHWOOD	Erection of a three storey side extension and single storey side/rear extension to the rear of the existing garage with amendments to fenestration (revised description)	
22 <sup>nd</sup> May 2023	29 NICHOLAS WAY NORTHWOOD	Details Pursuant to Condition 3 (external finishes) of planning ref. 47172/APP/2022/3635 dated 02/02/2023 for the Demolition and replacement of the existing detached dwelling and garage, with a new	



		detached two storey dwelling (including habitable roof space with 2 front and 2 rear dormers, 6 roof lights and a basement) and associated landscaping and ancillary works.	
19 <sup>th</sup> May 2023	132 DUCKS HILL ROAD NORTHWOOD	Demolition of current conservatory. Erection of single storey extension to rear	
23 <sup>rd</sup> May 2023	32 GATEWAY CLOSE NORTHWOOD	Erection of a single storey rear extension. Part conversion and extension of the garage to the rear to create a habitable room	
12 <sup>th</sup> May 2023	41 COPSE WOOD WAY NORTHWOOD	Details pursuant to the discharge of Conditions 3 (demolition and construction management plan), 7 (landscape scheme), 8 (step free access), 10 (external materials and finishes) of planning permission ref.1896/APP/2022/3096, dated 31-03-2023 (Demolition and replacement of the existing detached two storey dwelling, with 1 no. detached dwelling, creation of additional access point and associated ancillary works.)	
16 <sup>th</sup> May 2023	52 GATEHILL ROAD NORTHWOOD	Erection of single storey extension to side (Application for a Certificate of Lawful Development for a Proposed Development)	
16 <sup>th</sup> May 2023	52 GATEHILL ROAD NORTHWOOD	Erection of first floor extension to the rear. (Application for a Certificate of Lawful Development for a Proposed Development)	

#### Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
5 <sup>th</sup> May 2023	5 MOOR PARK ROAD NORTHWOOD	Conversion of garage into habitable space, first floor extension with Juliet balcony over front entrance, part first floor/part two storey side extensions, part single/part two storey rear extension, loft conversion with rear dormers, side rooflights, rear Juliet balcony and removal of chimney stack, alterations to fenestration and solar panels to south facing roof	Comment: It is noted on the plans the side windows at first floor level will have obscured glazing and be unopenable below 1.8m from the floor finish, and assume this will be confirmed by condition.
16 <sup>th</sup> May 2023	36 MURRAY ROAD NORTHWOOD	Proposed demolition of existing rear extensions and erection of a single storey rear extension	Comment: These appear to be flats and so an adverse impact on the view from the rear windows of the other flats.  It is already set beyond the rear boundary of No 36, and this makes it even further set back.
16 <sup>th</sup> May 2023	WHITE RIDGES, 29 KEWFERRY DRIVE NORTHWOOD	Erection of a 5-bedroom dwellinghouse	Comment: It is unclear whether the additional first floor adjacent to No 27 breaches the 45 degree rule – the line drawn on the ground floor plan is different to the location of the line on the first floor plan.
15 <sup>th</sup> May 2023	KIRBY GATE 29 DUCKS HILL ROAD NORTHWOOD	Demolition of existing private residential building and erection of 4no. 4xbed dwellings with associated car parking and private gardens and shared amenity area.	Comment: We presume a condition that all side windows will be obscured glazing and unopenable below 1.8m
22 <sup>nd</sup> May 2023	38 KEWFERRY ROAD NORTHWOOD	To carry out tree surgery including to reduce the decaying stem to 1m below the previous reduction point to one Ash tree T124 on TPO 90	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work

19 <sup>th</sup> May 2023	18 HIGHFIELD ROAD NORTHWOOD	Retention of an outbuilding located in the rear garden for use as an office (Retrospective Application)	The outbuilding does not appear to comply with DMHD 2 in terms of size and over-dominance
11 <sup>th</sup> August 2022	LAND TO SOUTH OF GREENEND 17 DENE ROAD NORTHWOOD	Erection of 2 dwelling houses with new access to Foxdell and erection of 7 dwelling houses with new access to Dene Road with associated landscaping and parking. (Revised drawings received)	<b>Revised plans</b> – our previously stated reasons for objecting still apply, in particular the lack of explanation why this backland/garden development is exceptional, meaning closer to one in a hundred rather than ninety-nine out of a hundred applications, and the closeness to the site boundary causing adverse impact on so many neighbouring properties.

**Planning Appeals :**  
**Planning Appeals : Decisions**

**7 ELGIN DRIVE NORTHWOOD**

Retrospective application for balcony with timber railing and decking

**Decision:** Refused

**Reasons:** The planning consent permitted a Juliet balcony and so the full balcony is not necessary to achieve adequate amenity space for the first floor flat.

**41 WIELAND ROAD NORTHWOOD**

Erection of a two storey side/front extension and single storey rear extension

**Decision:** Approved

**Reasons:** Conditions to be applied regarding materials including obscured glazing, and tree protection.

**4 ROFANT ROAD NORTHWOOD**

Erection of a new single dwelling house with associated landscaping

**Decision:** Refused

**Reasons:** It would remove the sense of spaciousness, and is set back from the building line and would appear separate and disjointed as a single dwelling.

Adverse impact on trees.

**Planning Appeals : Submitted**

None

**Planning Decisions Where Objections / Comments Made:**

**2 NORTHBROOK DRIVE NORTHWOOD**

Erection of first floor side and part rear extensions, replacement of pitched roof over retained part single storey rear extension with a flat roof, part demolition and conversion of existing garage to habitable accommodation, extension and conversion of roof space to habitable accommodation including 2no rear dormers and the formation of a crown roof, new front porch and exterior alterations

**Decision:** Approved

**Reasons:** Revised plans have been received which set the single storey side/rear extension back from the side boundary in line with the existing side elevation

Further revised plans were received in April 2023. These revisions set the roof of the first floor side extension lower than the main roof ridge. In combination with the aforementioned set-back from the front elevation, retention of the gap between the dwelling and the side boundary (approximately 1.5m) and that the side extension would be less than half the width of the original dwelling, this ensures that the proposed side extension reads as a subordinate addition.

**Conditions:**

The first floor windows serving the en-suite bathrooms in the southeast elevation shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

The dwelling shall not be sub-divided to form additional dwelling units or used as a house of multiple occupation without a further express permission from the Local Planning Authority.

Notwithstanding the details hereby approved a minimum of 50% of the front garden area shall be soft landscaped (eg. grass or planted beds) for so long as the development remains in existence.

For the avoidance of doubt the external walls of the porch shall be rendered white with a smooth finish and completed with a white masonry paint to match the existing white entranceway.

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

**TORMEAD 27 DENE ROAD NORTHWOOD**

Demolition of existing buildings and replacement with up to 2.5 storey extension to main building to provide 4 self-contained flats and redevelopment of existing coach house building to provide 1 maisonette unit with associated parking, cycle and bin storage, and landscape works

**Decision:** Approved

**Conditions:** Notwithstanding the approved drawings and prior to any works on site above damp proof course level, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority.

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier

#### **44 MURRAY ROAD, NORTHWOOD**

Demolition of existing buildings and replacement with up to 2.5 storey building comprising of 5 self-contained flats with associated parking, cycle and bin storage and landscaping

**Withdrawn:** The Planning Application and Appeal have both been Withdrawn

#### **12 & 12C MURRAY ROAD NORTHWOOD**

Redevelopment of the existing site to form 7 x self-contained residential units - 4 x 2-bed units and 3 x 3-bed units

**Decision:** Refusal

**Reasons:** The proposed development would cause significant harm to the character, appearance and visual amenities of the street scene, would fail to either preserve or enhance the significance of the Northwood Town Centre, Green Lane Conservation Area and harm the setting of the grade II Listed Building (Northwood Police Station). In the absence of an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, it cannot be determined whether the proposed development would have a significant and harmful effect on the health and longevity of the trees and adjoining the site,

The proposed development would adversely impact upon the residential amenities of the neighbouring occupiers at Tudor Lodge and Copper Beach Court, in terms of loss of privacy (both real and perceived), overlooking and noise and disturbance. The proposal would provide substandard forms of accommodation for future occupiers, in terms of poor outlook, noise, disturbance, light pollution and inadequate external amenity space (i.e. depth of the proposed balconies)

#### **20A FRITHWOOD AVENUE NORTHWOOD**

Erection of a part single storey, part two storey side extension with associated raising of the ridge and change of dormer styles

**Decision:** Refused

**Reasons:** The proposed part single storey, part two storey side extension and new roof form (including an increase to the main ridge height of the host dwelling) and changes to existing dormers, by reason of their cumulative size, scale, bulk, height and design (including the uncharacteristic glazing), would result in a disproportionate and incongruous form of development that would fail to harmonise with the architectural composition of the original dwelling and the associated property at No. 20 Frithwood Avenue. The proposal would be detrimental to the appearance of the original host dwelling, and cause harm to the character, appearance and visual amenities of the existing street scene and result in a harmful visual impact on the character and appearance of the Northwood, Frithwood Conservation Area and wider area. It would fail to either preserve or enhance the character of the conservation area, and there are no public benefits that would outweigh the identified less than substantial harm. The proposed part single storey, part two storey side extension and new roof form (including an increase to the main ridge height of the host dwelling) and changes to existing dormers, by reason of its proximity, depth, scale, bulk and height, would have a harmful impact on the living conditions of the occupiers at numbers 20 Frithwood Avenue and their associated private amenity space, in terms of loss of light, outlook, overdominance, sense of enclosure and overbearing impact.

#### **35A GREEN LANE NORTHWOOD**

Variation of Condition 7 (hours of use) of planning permission ref. 16138H/96/180, dated 29-01-1996 (Change of use of ground floor from Post Office and Sorting Office to Class A3 (Restaurant) use, retention of first and second floors as two self-contained flats) to alter the hours that the restaurant is accessible to non-staff members

**Decision:** Refused

**Reasons:** The proposed increase in opening hours would be detrimental to the amenity of adjoining and nearby occupiers by reason of unacceptable increase in noise and disturbance.

#### **LITTLEHURST NORTHGATE NORTHWOOD**

To carry out tree surgery including a crown reduction by 3m to One Ash T19 on TPO131

**Decision:** Approved

#### **33 LINKSWAY NORTHWOOD**

To carry out tree surgery to remove one secondary trunk & prune remaining row of Cypresses by one metre. All within A1 TPO 392

**Decision:** Approved

#### **38 KEWFERRY ROAD NORTHWOOD**

To carry out tree surgery including to reduce the decaying stem to 1m below the previous reduction point to one Ash tree T124 on TPO 90.

**Decision:** Approved

#### **64 COPSE WOOD WAY NORTHWOOD**

To carry out tree surgery - to re-coppice one group of Hornbeams (G1 on application) within A1 TPO 399

**Decision:** Approved

#### **ELLESSELLE GATE END NORTHWOOD**

To carry out tree surgery including To remove the lowest limb over 40 Elgood Avenue to One Oak and to Crown thin by up to 15% to One Hornbeam both within Group 1 on TPO 171

**Decision:** Approved

**CALVER LODGE, 25 FRITHWOOD AVENUE NORTHWOOD**

To carry out tree surgery including a crown reduction by 2m house side only to One Austrian Pine T50 on TPO 156

**Decision:** Approved

**79 COPSE WOOD WAY NORTHWOOD**

To fell one Oak within area A1 - TPO 398

**Decision:** Refused

**Reasons:** The applicant has provided a letter from a Garden Landscape designer which states that the Oak should be removed, however this letter includes no qualifications for the designer and as a result little weight can be given to their opinion.

**Enforcement Action By LBH**

None

**ADDITIONAL NOTES:**

None

**ACTION POINTS FROM LAST MINUTES:**

None

**END OF REPORTS**